



989 Jerusalem Ave, Merrick, NY 11566

List Price: \$399,000

	ML#: 3220393	Commercial	LSC: NEW
	<b>Sec/Area:</b> <b>Schools:</b> <b>Taxes:</b> <b>Village Tax:</b> <b>Total Taxes: \$0.00</b> <b>Dis:</b> <b>Block: 592</b> <b>Building Size: 2136SF</b> <b>Waterfront:</b>	<b>Sec: 50</b> <b>Lot: 9</b> <b>Waterview:</b>	<b>Type Sale: Property</b> <b>Property Type: Mixed Use</b> <b>Sale or Rent: S</b> <b>Units: 2</b> <b>Rent Per Sqft:</b> <b>Appx Interior Sqft:</b> <b>Office %:</b> <b>Vacancy %:</b> <b>Lot Size: 40x81</b> <b>Lot Sqft: 3240</b> <b>Zoning: Mixed-Use</b>

**Cross Street:** Bellmore Ave  **Walk Score®: 65**  
**Directions:** Southern State Parkway to Merrick Ave. to Jerusalem Ave.; or Route 106 to Jerusalem Ave.

**Property Desc:** Incredible investment or owner-user opportunity with a projected 8.3% Cap Rate right on busy Jerusalem Ave. Property is located 1/10th of a mile to Southern State, and right between heavily-traveled Merrick Ave, Bellmore Ave. and Route 106. Building has a rich history as a music school and music studio, and currently set up as two office spaces in the front (but can be used for retail) and a large one bedroom apartment in the rear. Commercial portion features full bathroom (with shower) and a very large basement space. Residential portion features large living area, eat-in-kitchen, and a sun-drenched bonus room that leads to a private outdoor patio. Expected rent of \$3,000 for commercial portion and \$1,800 for residential portion. Manageable size provides easy maintenance and upkeep. Updated in 2019. Visit property site for video tour, virtual tour, and more details. A hidden gem in Merrick.

**Personal Property Exclusions:**

<u>Business Info</u>	<u>Annual Income</u>	<u>Expenses</u>	<u>Building Info</u>
<b>Bus. Type:</b> <b>DBA:</b> <b>Business Age:</b> <b>Lease Years:</b> <b>Inventory:</b> <b>Lsehold Improve:</b> <b>Fixtures and Equip:</b> <b>Seats:</b> <b>Parking Spaces: 0</b>	<hr/> <b>Total Income:</b> <b>Total Expense: \$5,000</b> <b>Net Income: \$33,329</b>	<b>Rent:</b> <b>Fuel:</b> <b>Electric:</b> <b>Main/Repairs:</b> <b>Insurance: \$0</b> <b>Taxes:</b> <b>Village Tax:</b> <b>Total Taxes: \$0.00</b> <b>Payroll:</b> <b>Misc:</b> <b>Gross Profit %:</b>	<b>Ceiling Height: 8</b> <b>Construction:</b> <b>Amps:</b> <b>Floor Load:</b> <b>Parking Spaces: 0</b> <b>Loading Dock:</b> <b>A/C:</b> <b>Appx Yr Built: 1953</b> <b>Stories:</b> <b>Sprinklers:</b> <b>Corner Prop:</b>

<b>Assum Mortgage 1:</b>	<b>Assum Mortgage 2:</b>	<b>Proposed Mortgage:</b>
<b>1st Assum %:</b>	<b>2nd Assum %:</b>	<b>Proposed Mortgage %:</b>
<b>Monthly Payment:</b>	<b>Monthly Payment:</b>	<b>Monthly Payment:</b>
<b>Maturity Date:</b>	<b>Maturity Date:</b>	<b>Maturity Date:</b>
<b>Bank/Private:</b>	<b>Bank/Private:</b>	<b>Bank/Private:</b>

**Short Sale:**      **REO:**  
**List Price:** \$399,000  
**Cash Down:**